

East Longmeadow Planning Board

60 Center Square

East Longmeadow, Massachusetts 01028

since 1894

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Alessandro Meccia, chair

Ralph Page, vice-chair

Tyde Richards, clerk

Michael Carabetta

George Kingston

robyn d. macdonald, director

rmacdonald@eastlongmeadowma.gov

Minutes of June 2, 2015

Present were: Chair, Alessandro Meccia; Vice Chair, Ralph Page; Clerk, Tyde Richards, Michael Carabetta, George Kingston.

Waivers Approved

Wayne Porter Improvements – Home Office, 8 Linden Avenue

Community Crusade for Children, Inc. – Clothing Bin at Walgreens

Public Hearing Special Permit – L.E. Belcher, Inc., 227 Shaker Road

Chair, Alessandro Meccia opened the public hearing for L.E. Belcher, Inc., 227 Shaker Road. Clerk, Tyde Richards read the legal notice into the record.

Attorney Jim Shiels, representative for L.E. Belcher, Inc. introduced David Ryan, Vice President of Belcher. He said almost exactly a year ago a Special Permit & Site Plan Review process was concluded for the property on the corner of Shaker Road and Chestnut Street for a convenience store & gas station. Attorney Shiels said shortly after the permit was issued the property was transferred by the owner Chalmers Enterprises to L.E. Belcher. He said that Belcher was part of the application process but for a number of reasons there was a delay in Belcher commencing construction. As a result of that delay that went beyond the 9 months that the zoning by-laws allows this process to be undertaken if there is a transfer of ownership without substantial construction taking place. Attorney Shiels said that substantial construction had not taken place at the time of the transfer and the sole purpose for the procedure is to comply with the zoning by-law in terms of having the Special Permit actually issued in Belcher's name. There is no change to any of the components of the approval process or the plans and Belcher does intend to undertake construction soon. He said there is nothing different from what was previously approved by the Planning Board and they respectfully request that the permit be transferred to Belcher and issued in Belcher's name.

Mr. Meccia addressed the Board for any questions.

Mr. Page asked if the time frame restarts with the new issuance in terms of the appeal process. Ms. Macdonald said yes and the 6 months to start construction.

Mr. Kingston said that there was some talk of reconfiguring the structure. Mr. Shiels said that one of the cobrands that Belcher was dealing with could require an external stairway as of right now that is not in the cards.

Mr. Richards said Chalmers who was the original applicant, however, sold the property to Belcher and it has nothing to do with project anymore it is just a name change correct. Mr. Shiels said yes it is a different entity.

Mr. Meccia addressed the audience for any questions. There being none and upon motion duly made by George Kingston and seconded by Michael Carabetta, the Board voted unanimously (5-0) to close the public hearing. Upon motion duly made by George Kingston and seconded by Michael Carabetta, the Board voted unanimously (5-0) to approve the Special Permit for L.E. Belcher, Inc.

ANR – 169 Westwood Avenue

Mr. Meccia asked the representative for 169 Westwood Avenue to explain to the Board what he would like to do.

Michael Robie, Real Estate Broker said that he is helping the people who own the property at 169 Westwood Avenue to maximize the value of the site.

The Board reviewed the ANR for 169 Westwood Avenue owned R. Stellato Realty Trust and Janet S. Stellato Kelly to create two new lots as follows: Lot A consisting of 15,677 square feet and New Lot B consisting of 12,000 square feet. Lot A has the required frontage on Westwood Avenue and Lot B has the required frontage on Smith Avenue.

Upon motion duly made by Michael Carabetta and seconded by Ralph Page, the Board voted unanimously (5-0) to endorse the ANR for 169 Westwood Avenue.

Continuation of Public Hearing – Great Woods XII

Ms. Macdonald informed the Board that Rick Granger met with DPW and there are some changes on the plan that need to be made. She said that Mr. Granger would like to continue the hearing until August 11, 2015 to give them time to make the revisions.

Mr. Meccia asked Ms. Macdonald if she could find out from them who owns the detention basin. Ms. Macdonald said that she met with Rick Granger and he said that the new plans will show that its attached to each individual lot.

Upon motion duly made by Ralph Page and seconded by George Kingston, the Board voted unanimously (5-0) to continue the hearing to August 11, 2015 at 6:00 p.m.

Request for Signage – Friendly's, 562 North Main Street

The Board reviewed the proposed signage requested for Friendly's, 562 North Main Street to replace the ground sign and two building signs.

Upon motion duly made by George Kingston and seconded by Michael Carabetta, the Board voted unanimously (5-0) to approve the ground sign and two building signs (each on sides of the building that face streets) are replacing the existing signage and the signs will be exact in size and lettering and will not create any new zoning infractions, conditioned upon obtaining approval and a permit from the Building Inspector.

Miscellaneous

Mr. Kingston gave the members the Executive Summary Update on the Economic Plan for Pioneer Valley that was developed by PVPC. He said that it summarizes what they are trying to get done economically in the valley and it doesn't have a lot of impact on East Longmeadow. Mr. Kingston said that it is focused more on the gateway cities of Holyoke, Springfield and Northampton but it gives an overall framework for what's happening in terms of economic development.

Ralph Page - Discussion regarding hours and pay

Mr. Page said in looking at his last pay stub he noticed that a set number of hours have been designated at least to himself. He said that happened without turning in any hours and he personally finds it offensive. Mr. Page said he was requesting that the Board change their policy and through the Director they submit to the Town Accountant on a weekly basis a time card from each Board member stating how many hours they were on call and how many hours they put in physically. He said that he tries to be on call when the department is open and he disagrees with someone telling him how many hours he worked and thinks the Board should take the stand and submit their time to the Accounting Department.

Mr. Kingston said that it's not clear to him how the salaries for the Planning Board are set. He said that he assumes it was set by town meeting some time ago. Ms. Macdonald said ever since she has been with the town she included a set amount in the budget for the Planning Board members. She said that she thinks the reason that it is being done is to show that a certain number of hours times a certain amount will equal whatever it is your check is. She thinks that is what the system has done and in preparing the budget she has put a flat amount. She has never put hours in and no one has ever asked her what hours any board member puts in. Mr. Kingston said that he doesn't think they were considered to be an hourly group and said that it is a set stipend for the job and it's not by the hour it's for the job. He said if the accounting software has changed so that they had to put something in to make it work that's possible but he would suggest that someone talk with the town accountant to understand why it was done that way and who directed it to be done that way before they jump too many conclusions on it. He would just like to know why it is there and he is sure the town accountant can tell them.

Mr. Page said that he spoke with Sara Menard, Town Accountant and she said that she doesn't know when it was done or who directed it but the Boards were directed at 12 hours a week but yet she couldn't give him any basis for that. He said that she also

said the software program set a rate and set the hours and he finds that extremely difficult to believe because his rate is 3.0766 which is \$3.07 an hour times 12 hours does not even equal the pay that's in his check. Mr. Page said that he is not sure who is doing the math down there, he is not sure who is directing them to tell him how many hours he is supposed to have worked. He said for 3 years a set amount was put on the check, no rate, no hours, just a set amount which basically was the stipend that they were to make. Mr. Page said now all of the sudden the Selectmen have taken a vote and as soon as that vote went in hours went onto his paycheck. He said he thinks the Board needs to start submitting their hours and under 32B it states any elected official may offer health insurance to elected officials who customarily work under 20 hours. Mr. Page said that he believes that is the reason for the 12 hours going onto his paycheck. He said that they have never come to the Board to ask how many hours they actually work and as a Planning Board they are not under the Board of Selectmen they are under the voters of the town. Mr. Page said when he was voted in there was absolutely nothing that stated how many hours he was to work. He was just to work until the job was done correctly and that is what he has always tried to do. Mr. Page said that he thinks as a Board they should be submitting their times and he is not asking for additional money he is just asking for them to get it straight. He said that they spend multiple hours that the general public just does not realize.

Mr. Carabetta said that he would be curious to know if the other Boards in town are getting 12 hours in their checks. Ms. Macdonald said that she didn't know and said that she could find out.

Mr. Page said that he did talk with Ms. Menard and she said that if the Board so chose to submit hours they would find a way, it would create more work for the accounting department but they would create a way to accept them and log them into their checks. Ms. Macdonald said that she submits the payroll every week and she could just add the names onto the payroll sheet. She said that she can meet with Ms. Menard and find out how to do it.

Mr. Richard said that he thinks keeping track of hours is going to be a nuisance for everybody and said that it is almost like a salary position yet the pay stub says it's an hourly position.

Mr. Page said he brought it up before the Board to think about and was hoping by their next meeting after thinking about it they could vote on it whether or not that would be something they wanted to do. After further discussion the Board determined that they would like the Town Accountant to attend their next meeting to explain the immediate change that just happened.

Minutes

The Board reviewed the minutes of May 19, 2015 and upon motion duly made by Ralph Page and seconded by George Kingston, the Board voted (5-0) to approve the minutes.

Zoning Review Committee

Mr. Page said that they have all the definitions from the Zoning Review Committee and asked the Board if they should attempt to reschedule them to come in to meet with the Board. Ms. Macdonald said yes that she will place them on their next agenda.

Public Hearing Special Permit – Congregate Care Living Facility, One Apple Blossom Lane

Chair, Alessandro Meccia opened the public hearing for Congregate Care Living Facility, One Apple Blossom Lane. Clerk, Tyde Richards read the legal notice into the record.

Ms. Macdonald informed the Board that the Congregate Living Facility on Parker Street sold the facility and the Special Permit is now being issued in the name of the new owner.

Mr. Kingston asked Ms. Macdonald if they are changing the operator. Ms. Macdonald said it is the same.

Mr. Meccia addressed the Board for any questions. There being none addressed the audience for any questions.

Bob Adams, Redin Drive asked if they are talking about Bluebird Estates on the left. Mr. Meccia said yes they are. Mr. Adams asked if the one across the street is the same. Mr. Meccia said that it is totally different.

Mr. Kingston asked who the new owner is and said it should be read into the record.

Mr. Richards read the new owners name into the record:

Brian Landrum,
SNR 24 Bluebird Estates Owner, LLC,
50885 Meadows Road – Suite 500
Lake Oswego, OR 97035.

Upon motion duly made by Michael Carabetta and seconded by George Kingston, the Board voted unanimously (5-0) to close the public hearing. Upon motion duly made by Michael Carabetta and seconded by George Kingston, the Board voted unanimously (5-0) to approve the Special Permit for Brian Landrum.

With no further business and upon motion duly made by Alessandro Meccia and seconded by George Kingston, the Board voted 5-0 to adjourn at 7:15 p.m.

For the Board,

Tyde Richards, Clerk